



20210517000243030 1/3 \$107.00  
Shelby Cnty Judge of Probate, AL  
05/17/2021 04:06:30 PM FILED/CERT

Space above this line reserved for Recording Office

The preparer of this deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of the legal description contained herein. This deed was prepared without the benefit of a survey or title search.

**This Instrument Was Prepared By:**  
**S. Phillip Bahakel, Attorney at Law**  
S. Phillip Bahakel & Associates  
P.O. Box 88  
Pelham, AL 35124

**Send Tax Notice to:**  
**Dolores H. Davis**  
492 Fieldstone Drive  
Helena, AL 35080

**\*\*NO TITLE EXAMINED\*\***

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of a divorce and the sum of **One and 00/100 Dollars (\$1.00)** to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **JAMES T. DAVIS and DOLORES H. DAVIS, as single/formerly married persons** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **DOLORES H. DAVIS, a single person** (hereinafter referred to as GRANTEE), any and all right, title and interest they may have in the recurring time share estate in and to the following described real estate, situated in the County of **SHELBY**, State of Alabama, to-wit:

**LOT 69, according to the Survey of First Sector, Fieldstone Park, as recorded in Map Book 15, Page 89, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing restrictions, rights-of-way, easements, and 30 foot building line of record.

This deed is given pursuant to the terms of that certain Final Judgment of Divorce entered between the parties as to this real property pursuant to their action for divorce on May 15, 2021, in the Circuit Court of Shelby County, Alabama, Case Number: **DR-2020-900392:00**.

**TO HAVE AND TO HOLD** to said Grantee, and said Grantee's heirs and assigns, in fee simple, forever.

And said GRANTORS do for themselves, their heirs, successors and assigns, covenant with the said GRANTEE, her heirs and assigns, that said GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 7 day of May, 2021.

James T. Davis  
JAMES T. DAVIS, Grantor

~~Mississippi~~  
STATE OF ALABAMA )  
COUNTY OF Lafayette

I, the undersigned, a notary public in and for said county in said state, hereby certify that **James T. Davis**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7 day of May, 2021.



Randall P. Rankin  
Notary Public  
My Commission Expires: 7/30/2024

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 15 day of May, 2021.

Dolores H. Davis  
DOLORES H. DAVIS, Grantor

STATE OF ALABAMA )  
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Dolores H. Davis**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15 day of May, 2021.



Jennifer Katherine Davis  
Notary Public  
My Commission Expires: 1/7/2023

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name James T. Davis
Mailing Address 201 Edinburgh Way
Oxford, MS 38655

Grantee's Name Dolores H. Davis
Mailing Address 492 Fieldstone Drive
Helena, AL 35080

Property Address 492 Fieldstone Dr
Helena, AL 35080

Date of Sale
Total Purchase Price \$



Shelby Cnty Judge of Probate, AL
05/17/2021 04:06:30 PM FILED/CERT

or
Actual Value \$

or
Assessor's Market Value \$ 157,540
\$ 78,770

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

- Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
Property address - the physical address of the property being conveyed, if available.
Date of Sale - the date on which interest to the property was conveyed.
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5/17/21

Print Dolores H. Davis

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one